

092.0

0003

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

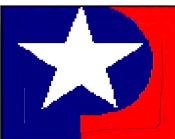
711,600 / 711,600

USE VALUE:

711,600 / 711,600

ASSESSED:

711,600 / 711,600



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11		FABYAN ST, ARLINGTON

Legal Description		User Acct
		59563
GIS Ref		
GIS Ref		
Insp Date		11/07/18
Entered Lot Size		
Total Land:		
Land Unit Type:		

OWNERSHIP

Unit #:

Owner 1: WU DEANNA L/ TRUSTEE

Owner 2: KIM C LAM IRREVOCABLE TRUST

Owner 3:

Street 1: 11 FABYAN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WU DEANNA L/ TRUSTEE -

Owner 2: YANFAB TRUST -

Street 1: 11 FABYAN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Wood Shingle Exterior and 2208 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	5									399,000						399,000	

PREVIOUS ASSESSMENT										Parcel ID	092.0-0003-0008.0	Date	7515!												
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes																
2022	101	FV	312,600	0	5,000.	399,000	711,600		Year end																
2021	101	FV	303,900	0	5,000.	399,000	702,900		Year End Roll																
2020	101	FV	303,900	0	5,000.	399,000	702,900	702,900	Year End Roll																
2019	101	FV	228,000	0	5,000.	404,700	632,700	632,700	Year End Roll																
2018	101	FV	228,000	0	5,000.	302,100	530,100	530,100	Year End Roll																
2017	101	FV	228,000	0	5,000.	273,600	501,600	501,600	Year End Roll																
2016	101	FV	228,000	0	5,000.	262,200	490,200	490,200	Year End																
2015	101	FV	218,900	0	5,000.	222,300	441,200	441,200	Year End Roll																

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	7515
WU DEANNA L/TR	1567-107	1	12/31/2020	Convenience	99	No	No				
LAM KIM C,	1520-104		12/22/2017	Family	440,000	No	No	8			
LAM HIEN	1434-115		5/21/2013	Family	135,500	No	No				
LAM HIEP	1053-118		5/21/2013	Family	1	No	No				
	1053-118		1/1/1989		225,000	No	No	Y			

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/8/2017	1013	Re-Roof	26,616	C					11/7/2018	Inspected	BS	Barbara S
1/14/2014	33	Manual	7,139	C					10/29/2018	MEAS&NOTICE	BS	Barbara S
5/13/2013	679	Redo Kit	50,200	C					2/1/2018	SQ Returned	EMK	Ellen K
1/2/2013	4		30,000	C					4/30/2014	External Ins	PC	PHIL C
									2/7/2014	Info Fm Prmt	EMK	Elen K
									6/5/2013	Info Fm Prmt	EMK	Ellen K
									5/15/2013	Info Fm Prmt	EMK	Ellen K
									12/2/2008	Meas/Inspect	163	PATRIOT
									3/14/2000	Inspected	264	PATRIOT
										Sign:	VERIFICATION OF VISIT NOT DATA	/ /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH				
Type: 05 - Garrison				Full Bath: 1	Rating: Good											
Sty Ht: 2 - 2 Story				A Bath:	Rating:											
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good											
Foundation: 1 - Concrete				A 3QBth:	Rating:											
Frame: 1 - Wood				1/2 Bath:	Rating:											
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:											
Sec Wall: 8 - Brick Veneer	10 %			OthrFix:	Rating:											
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID								
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1						
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O							
View / Desir:				Fpl: 2	Rating: Average			Other								
GENERAL INFORMATION				WSFlue:	Rating:			Upper								
Grade: C - Average				CONDOS INFORMATION				Lvl 2								
Year Blt: 1960	Eff Yr Blt:			Location:				Lvl 1								
Alt LUC:	Alt %:			Total Units:				Lower								
Jurisdct: G14	Fact: .			Floor:				Totals	RMs: 7	BRs: 3	Baths: 1	HB				
Const Mod:				% Own:				REMODELING				RES BREAKDOWN				
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL				
INTERIOR INFORMATION				Phys Cond: AV - Average	31 %			Interior:	1	7	3					
Avg Ht/FL: STD				Functional:		%		Additions:								
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:								
Sec Int Wall:	%			Special:		%		Baths:								
Partition: T - Typical				Override:		%		Plumbing:								
Prim Floors: 3 - Hardwood				Total:	31 %			Electric:								
Sec Floors:	%			CALC SUMMARY				Heating:								
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 140.00				General:								
Subfloor:				Size Adj.: 1.28713584				Totals	1	7	3					
Bsmnt Gar:				Const Adj.: 1.00289965												
Electric: 3 - Typical				Adj \$ / SQ: 180.722												
Insulation: 2 - Typical				Other Features: 92775												
Int vs Ext:				Grade Factor: 1.00												
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000												
Heat Type: 3 - Forced H/W				NBHD Mod:												
# Heat Sys: 1				LUC Factor: 1.00												
% Heated: 100	% AC: 100			Adj Total: 453093												
Solar HW: NO	Central Vac: NO			Depreciation: 140459												
% Com Wal	% Sprinkled			Depreciated Total: 312634												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:								
Make:		Model:		Juris. Factor: 1.00		Before Depr: 180.72										
SPEC FEATURES/YARD ITEMS				Special Features: 0		Val/Su Net: 127.18										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact Juris. Value
PARCEL ID 092-0-0003-0008.0																
More: N				Total Yard Items:				Total Special Features:				Total:				